

Exhibit "A"
Legal Description

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MAR 8 2005
805-6310

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

COMMENCING at the NW corner of the NE $\frac{1}{4}$ of Section 26, Township 5S South, Range 38 East, Miami-Dade County, Florida; thence run North 89° 31' 04" East along the North line of said NE $\frac{1}{4}$ for a distance of 685.06 feet to a point; thence run South 2° 03' 47" East for a distance of 40.01 feet to the POINT OF BEGINNING of a parcel of land hereinafter to be described; thence run North 89° 31' 04" East along a line 40 feet South of and parallel with the North line of the NE $\frac{1}{4}$ for a distance of 213.32 feet to a point; thence run South of and parallel with distance of 137.19 feet to a point; thence run South 43° 56' 00" West for a distance of 124.49 feet to a point; thence run North 46° 04' 00" West for a distance of a circular curve to the right having for its elements a radius of 100 feet and an interior angle of 44° 00' 13" for an arc distance of 76.80 feet to a point of tangency; thence run North 03° 47" West for a distance of 304.15 feet to the POINT OF BEGINNING, LESS the external area formed by a 25 foot radius arc concave to the SE, tangent to a line that is 40 feet South of and parallel with the North line of said NE $\frac{1}{4}$ and tangent to a line that is 25 feet external area formed by a 25 foot radius arc concave to the NE, tangent to a line that is 25 feet North of and parallel with centerline of a 50 foot right-of-way running North 43° 56' 00" East and tangent to a line that is 25 feet East of and parallel with the centerline of a 50 foot right-of-way running North 46° 04' 00" West.

Said lands situate, lying and being in Miami-Dade County, Florida.